



General Assembly

January Session, 2013

Raised Bill No. 1157

LCO No. 5106



Referred to Committee on JUDICIARY

Introduced by:
(JUD)

AN ACT REQUIRING THE INCLUSION OF THE GRANTEE'S MAILING ADDRESS IN A DOCUMENT CONVEYING LAND.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. Section 47-5 of the general statutes is repealed and the
2 following is substituted in lieu thereof (*Effective October 1, 2013*):

3 (a) All conveyances of land shall be: (1) In writing; (2) if the grantor
4 is a natural person, subscribed, with or without a seal, by the grantor
5 with his own hand or with his mark with his name annexed to it or by
6 his attorney authorized for that purpose by a power executed,
7 acknowledged and witnessed in the manner provided for conveyances
8 or, if the grantor is a corporation, limited liability company or
9 partnership, subscribed by a duly authorized person; (3)
10 acknowledged by the grantor, his attorney or such duly authorized
11 person (A) to be his free act and deed, or (B) in any manner permitted
12 under chapter 6 or chapter 8; and (4) attested to by two witnesses with
13 their own hands.

14 (b) A document conveying land shall also include the current

20 Name of Owner of Record

22 Name of Signatory

24 ~~[(c)]~~ (d) Nothing in subsection ~~[(b)]~~ (c) of this section precludes the
25 use of any other legal form of execution of deed or other conveyance of
26 real property.

(b) Insubstantial defects. Any deed, mortgage, lease, power of attorney, release, assignment or other instrument made for the purpose of conveying, leasing, mortgaging or affecting any interest in real property in this state recorded after January 1, 1997, which instrument contains any one or more of the following defects or omissions is as valid as if it had been executed without the defect or omission:

(2) The instrument contains an execution date or other date that is later than the date of recording;

(3) The instrument transfers an interest in land by reference to a
filed map or subdivision plan and the map or plan does not comply as

42 to preparation, form, certification, approval or filing with any
43 requirement of any special or general law, municipal ordinance or
44 regulation;

45 (4) The instrument conveys an interest in a lot or parcel of land in a
46 subdivision that was not submitted for approval or that was submitted
47 for approval but was not approved;

48 (5) The record does not disclose the date of recording;

49 (6) The instrument does not disclose any statutorily required
50 signature of the town clerk;

51 (7) The instrument does not contain a statement of consideration;

52 (8) The instrument fails to state the town and state in which the real
53 property described in the instrument is located;

54 (9) The instrument fails to state the current mailing address of the
55 grantee;

56 [(9)] (10) In the case of a conveyance by a corporation, limited
57 liability company, partnership, limited partnership or limited liability
58 partnership, or by any other entity authorized to hold and convey title
59 to real property within this state, the instrument designates such entity
60 as the grantor but fails to disclose the authority of the individual who
61 executes and acknowledges the instrument;

62 [(10)] (11) In the case of a committee deed, the judge's approval of
63 the sale incorrectly states or fails to state the date of approval of the
64 sale.

This act shall take effect as follows and shall amend the following sections:		
Section 1	October 1, 2013	47-5
Sec. 2	October 1, 2013	47-36aa(b)

Statement of Purpose:

To assist municipalities in their efforts to prevent blight by requiring that a document conveying land include the current mailing address of the grantee.

[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]